169.0	0007	0018.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	752,400 /	752,400
					USE VALUE:	752,400 /	752,400
					ASSESSED:	752,400 /	752,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		VALENTINE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ALLEN NORTON T--ETAL	
Owner 2:	ALLEN PAMELA	
Owner 3:		
Street 1:	21 VALENTINE RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1932, having primarily Brick Veneer Exterior and 1844 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	353,400		399,000	752,400
Total Card	0.115	353,400		399,000	752,400
Total Parcel	0.115	353,400		399,000	752,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 407.97 | /Parcel: 407.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 169.0-0007-0018.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	353,400	0	5,000.	399,000	752,400	752,400	Year End Roll	12/18/2019
2019	101	FV	287,600	0	5,000.	399,000	686,600	686,600	Year End Roll	1/3/2019
2018	101	FV	287,100	0	5,000.	336,300	623,400	623,400	Year End Roll	12/20/2017
2017	101	FV	287,100	0	5,000.	307,800	594,900	594,900	Year End Roll	1/3/2017
2016	101	FV	287,100	0	5,000.	262,200	549,300	549,300	Year End	1/4/2016
2015	101	FV	256,600	0	5,000.	228,000	484,600	484,600	Year End Roll	12/11/2014
2014	101	FV	256,600	0	5,000.	210,900	467,500	467,500	Year End Roll	12/16/2013
2013	101	FV	256,600	0	5,000.	200,600	457,200	457,200		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13084

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	21582-460		12/1/1991		186,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/9/2014	330	Solar Pa	17,800					
10/5/2009	942	Redo Bat	18,000					
5/3/2005	318	Redo Kit	7,000	C				REPLACE KIT CABINE
9/25/2002	797	Re-Roof	5,987	C				
5/15/1998	309	Addition	60,000	C				2 STORY ADDITION

ACTIVITY INFORMATION

Date	Result	By	Name
9/12/2018	Inspected	PH	Patrick H
7/24/2018	MEAS&NOTICE	CC	Chris C
6/13/2014	External Ins	PC	PHIL C
10/15/2008	Meas/Inspect	163	PATRIOT
11/6/2000	Hearing N/C		
12/14/1999	Meas/Inspect	243	PATRIOT
6/28/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	70.	1.14	7									399,000						399,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 399,000 | Spl Credit | Total: 399,000

User Acct / GIS Ref / GIS Ref / Insp Date

User Acct: 112130
GIS Ref:
GIS Ref:
Insp Date: 09/12/18

!13084!

PRINT

Date	Time
12/11/20	03:05:38

LAST REV

Date	Time
09/26/18	10:34:51

apro

USER DEFINED

Prior Id # 1:	112130
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	1 - Wood Shingl	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK/BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1932	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.21933711
Const Adj.:	1.01217377
Adj $ / SQ:	154.273
Other Features:	113167
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	434199
Depreciation:	80761
Depreciated Total:	353438

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 4		Baths: 2					HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	1998
Kitchen:	2005
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

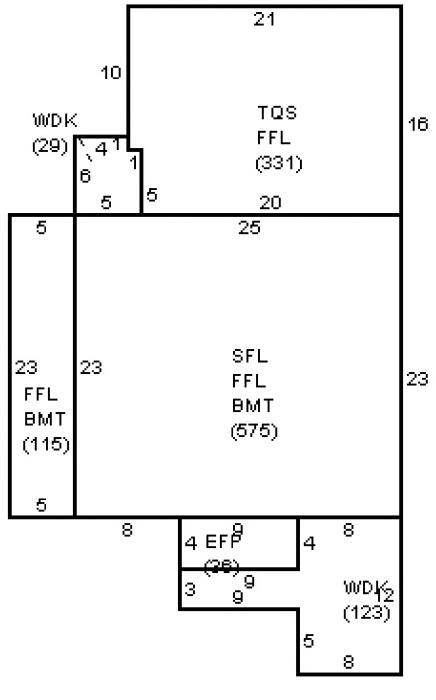
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	154.27
Special Features:	0	Val/Su Net:	129.83
Final Total:	353400	Val/Su SzAd	191.62

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,021	154.270	157,512
BMT	Basement	690	46.280	31,934
SFL	Second Floor	575	154.270	88,707
TQS	3/4 Story	248	154.270	38,298
WDK	Deck	152	12.730	1,935
EFP	Enclos Porch	36	73.480	2,645
	Net Sketched Area:	2,722	Total:	321,031
Size Ad	1844.25	Gross Are	2805	FinArea 1844

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

169.0-0007-0018.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	